

**SPECIAL REDEVELOPMENT AGENCY/CITY COUNCIL MEETING
MARCH 25, 2003**

The meeting called to order as the City Council at 10:12 a.m. by Mayor Murphy.

Roll Call: Peters, Zucchet, Atkins, Lewis, Maienschein,
Fyre, Madaffer, Inzunza, and Mayor Murphy

Michael T. Uberuaga, City Manager
P. Lamont Ewell, Assistant City Manager
Casey Gwinn, City Attorney
Leslie Devaney, City Attorney
Joyce Lane, City Clerk

The meeting adjourned as the City Council at 11:09 a.m.

The meeting reconvened as the Housing Authority at 11:09 a.m.

The meeting adjourned as the Housing Authority at 11:10 a.m.

The meeting reconvened as the Redevelopment Agency at 11:10 a.m.

Adoption

9. **Ninth and Broadway Housing Project and Owner Participation Agreement. (District 2).**

(RA 2003-134)

Approving the Owner Participation Agreement with SJS, LLC/Goldberg Family Trust for the Ninth and Broadway Housing Project and authorizing the Deputy Executive Director, or designee, to execute said agreement and related documents.

(RA 2003-133)

Approving the Basic Concept & Schematic Design Drawings; and making certain findings that the project is of benefit to the Horton Plaza Redevelopment Project.

(RA 2003-136)

Certifying that the MEIR and Secondary Study have been considered and reviewed with respect to the Owner Participation Agreement.

(RA 2003-137)

The Redevelopment Agency of the City of San Diego determining that the use of funds from the Horton Plaza Redevelopment Project low and moderate income Housing Fund to construct the 9th and Broadway Housing project benefit to the Horton Plaza Redevelopment Project.

SPECIAL REDEVELOPMENT AGENCY MINUTES – MARCH 25, 2003

Adoption

9. **Ninth and Broadway Housing Project and Owner Participation Agreement. (District 2).** (Continued)

See Centre City Development Corporation Report nos. CCDC-03-16, and CCDC-03-07, dated March 19, 2003.

Council Companion Item no. S500 and Housing Authority Companion Item No. 2.

No one spoke in opposition to this item.

Auditor Certificate Number: AC 2300977

Motion by Member Zucchet to approve

Second by Member Atkins

Vote: 9-0

Redevelopment Agency Resolution and Documents numbers R-03601 and D-03601; R-03602 and D-03602; R-03603, and R-03604; City Council Resolution numbers R-297785, R-297786, and R-297787; Housing Authority Resolution number HA-1185.

Mayor Murphy recessed the meeting at 11:13 a.m. for the purpose of a break.

Mayor Murphy reconvened the meeting at 11:19 a.m. with all Council Members present.

The meeting adjourned as the City Council at 11:19 a.m.

The meeting reconvened as the Redevelopment Agency with City Council at 11:19 a.m.

8. **Design Review-Museum of Contemporary Art San Diego at the Baggage Building. (District 2).**

(RA 2003-135)

The Redevelopment Agency of the City of San Diego certifying that the Agency has reviewed and

considered information contained in the Master Environmental Impact Report for the Centre City Redevelopment Project, the Subsequent Environmental Impact Report to the MEIR for the Proposed Ballpark and Ancillary Development Projects, and associate plan amendments, and the Secondary Study with respect to the Basic Concept/Schematic Drawings for the Development of the Museum of Contemporary Art/San Diego, Santa Fe Depot; and making certain findings the determinations regarding environmental impacts of the development.

SPECIAL REDEVELOPMENT AGENCY MINUTES – MARCH 25, 2003

Adoption

8. **Design Review-Museum of Contemporary Art San Diego at the Baggage Building.**
(District 2). (Continued)

(RA 2003-86)

Approving the Basic Concept/Schematic Drawings for the rehabilitation of the Baggage Building and the design of the new building on the REA Site by the Museum of Contemporary Art San Diego.

See Centre City Development Corporation Report nos. CCDC-03-07, and CCDC03-06, dated March 19, 2003.

Pam Hamilton, project manager, Centre City Development, presented staff report.

Public testimony in opposition by Jarvis Ross and Maggie Valentine.

Public testimony in favor by Robert Caplan, Pauline Foster, and Hugh Davies.

Auditor Certificate Number: AC 2300977

Motion by Member Zucchet to approve

Second by Member Atkins

Vote: 9-0

Redevelopment Agency Resolution and Document numbers R-03605, R-03606 and D-03606; and City Council Resolution number R-297783.

The meeting adjourned as the Redevelopment Agency with City Council at 12:06 p.m.

The meeting reconvened as the City Council at 2:10 p.m.

The meeting adjourned as the City Council at 2:20 p.m.

The meeting reconvened as the Joint Redevelopment Agency with City Council at 2:20 p.m.

SPECIAL REDEVELOPMENT AGENCY MINUTES – MARCH 25, 2003

1. **Approval of the minutes of:**

January 7, 2003
January 14, 2003, special
January 28, 2003
February 11, 2003
February 25, 2003
March 4, 2003, special
March 18, 2003, adjourned

Motion by Member Madaffer to approve
Second by Member Inzunza
Vote: 9-0

Adoption

3. **Condemnation of the Unocal (Greybill) Site – Parcel No. 535-616-05 & 09). District 2).**

(RA 2003-130)
Initiating condemnation proceedings to acquire the Unocal Site – Parcel No. 535-616-05 & 09.

See Centre City Development Corporation Report No. CCDC-03-11, dated March 19, 2003.

Motion by Member Zucchet return to Executive Director, staff, and continue to April 29, 2003.
Second by Member Atkins
Vote: 9-0

SPECIAL REDEVELOPMENT AGENCY MINUTES – MARCH 25, 2003

Adoption

4. **Fifth Amendment to Agreement with Environmental Business Solutions – Removal of Contaminated Media. (District 2).**

(RA 2003-124)

Authorizing the Fifth Amendment to Agreement with Environmental Business Solutions for Transportation and Disposal of contaminated media in the amount of \$546,113.

See Centre City Development Corporation Report No. CCDC-03-08, dated March 19, 2003.

No one spoke in opposition to this item.

Auditor Certificate Number: AC 2300980

Motion by Member Zucchet to approve (with Frye in opposition)

Second by Member Atkins

Vote: 8-1

Redevelopment Agency Resolution number R-03607.

5. **Tenth Amendment to Agreement with Environmental Business Solutions – Environmental (“Toxic”) Consulting Services. (District 2).**

(RA 2003-125)

Authorizing CCDC to enter into a Tenth Amendment to the Agreement with Environmental Business Solution, Inc. for Environmental Consulting Services in the amount of \$871,917.

See Centre City Development Corporation Report no. CCDC-03-09, dated March 19, 2003.

No one spoke in opposition to this item.

Auditor Certificate Number: AC 2300971

Motion by Member Zucchet to approve (with Frye in opposition)

Second by Member Atkins

Vote: 8-1

Redevelopment Agency Resolution number R-03608.

Adoption

6. Proposed Owner Participation Agreement with Cal First Properties – Union Bank Property. (District 2).

(RA 2003-131)

Approving the Owner Participation Agreement with Cal First Properties, Inc.

(RA 2003-132)

Approving the Basic Concept/Schematic Drawings with respect to the Rehabilitation of the Union Bank Property.

See Centre City Development Corporation Report no. CCDC-03-12, dated March 19, 2003.

No one spoke in opposition to these items.

Motion by Member Zucchet to approve

Second by Member Atkins

Vote: 9-0

Redevelopment Agency Resolution and Document numbers R-03609 and D-03609; and R-03610 and D-03610.

7. Request to Bid Construction of Offsite Improvements – Portions of “J” and “K” Streets. (District 2).

(RA 2003-123)

Authorizing the Corporation, on behalf of the Agency, to advertise and receive bids for the construction of offsite improvements on portions of “J” Streets (5th to 7th Avenues) and “K” Street (5th to 6th Avenues); authorizing the Executive Director, or his designee, toward the contract to the lowest responsible bidder, provided bids are within the established budget and that all other requirements are met; authorize the corporation to administer said contract; and make certain findings that the proposed improvements benefit the Centre City Project Area or the immediate neighborhood in which the project is located; no other reasonable means of financing are available, payments of the funds will assist in the elimination of blighting conditions inside the project area; and that the proposed improvements are consistent with the implementation plan adopted for the project area pursuant to Health & Safety Code 33490.

See Centre City Development Corporation Report no. CCDC-03-10 and CCDC-03-8, dated March 19, 2003.

Adoption

7. Request to Bid Construction of Offsite Improvements – Portions of “J” and “K” Streets. (District 2). (Continued)

Council Companion Item No. 337

No one spoke in opposition to this item.

Auditor Certificate Number: AC-2300970

Motion by Member Zucchet to approve

Second by Member Atkins

Vote: 9-0

Redevelopment Agency Resolution number R-03611; and City Council Resolution number R-297789.

Joint Public Hearing

2. Crossroads Redevelopment Project. (Districts 4 & 7).

(RA 2003-126) (Continued to April 22, 2003)

The Redevelopment Agency of the City of San Diego certifying the Final Project Environmental Impact Report for the Crossroads Redevelopment Project and the implementation activities therefore, making certain findings regarding the environmental impacts of the proposed redevelopment project, adopting a Mitigation Monitoring and Reporting Program, and adopting a Statement of Overriding Considerations.

(RA 2003-128) (Continued to April 22, 2003)

Approving the Proposed Redevelopment Plan for the Crossroads Redevelopment Project, approving the Report to the City Council (including the implementation plan) pertaining thereto, and authorizing submission of the Proposed Redevelopment Plan and the Report to the City Council of the City of San Diego.

(RA 2003-127) (Adopted March 25, 2003, R-03614)

The Redevelopment Agency of the City of San Diego adopting Rules Governing Participation by Property Owners and Preference for Businesses to reenter in the Crossroads Redevelopment Project, and authorizing transmittal of said rules to the Council of the City of San Diego.

Joint Public Hearing

2. Crossroads Redevelopment Project. (Districts 4 & 7). (Continued)

(RA 2003-129) (Continued to April 22, 2003)

Approve and Adopt Findings that permit the Use of Tax Increment Funds for Low and Moderate Income Housing Outside the Project.

See Redevelopment Agency Report no. RA-03-09, and City Manager Report no. CMR-03-034, dated March 19, 2003.

Council Companion Item No. S-601

Todd Hooks, Deputy Executive Director, Redevelopment Agency, presented staff report, and slide presentation.

Tracy Reed, project manager, gave a brief background of the project area and the PAC.

Public testimony in opposition by Barbara Hutchinson, Damarys Alicea, Abe Alpert, Thai Anh,

Shirley Bolden, Newell Booth, Ron Boshum, Dewey Bowen, Arthur Canales, Richard Cech, J.P. DeKervor, Elizabeth Desouza, Joe Humphrey, Hipolito Jimenez, Natalia Moorhead, Lillian Palmer, Barbara Perkins, Laura Riebau, Sharon Rotter, Grace Sewell, Patrick Shannon, Jennette Shulman, John Sudul, William Sulzbach, Laura Wans, Helen Whitney, Katherine Dyga, Marc KeKervor, and Nam Ho.

Mayor Murphy recessed the meeting at 3:59 p.m. for the purpose of a break.

Mayor Murphy reconvened the meeting at 4:08 p.m. as the Joint Redevelopment Agency with City Council.

Public testimony in favor by Sandi Buehner, Sidney Buehner, Judi Bonilla, Newell Booth, Jolaine Harris, Daniele Laman, Steve Laub, Charles Lee, David Parson, John Richey, Lee Rittiner, Lyle Wright, Rob Forst, Harol Webber, and Michael Trunzo.

Motion by Member Madaffer to continue RA 2003-126, RA 2003-128, and RA 2003-129 to April 22, 2003 to allow adequate time for the preparation of responses to testimony given and to consider all the evidence for and against the Redevelopment Plan and other associated actions (with Fyre in opposition).

Second by Member Lewis

Vote: 8-1

Redevelopment Agency Resolution and Document numbers R-03614 and D-03614.

Adjournment

The meeting adjourned as the Special Joint Redevelopment Agency with City Council at 5:05 p.m.

Secretary of the Redevelopment Agency
of the City of San Diego, California